

STAFF REPORT TO COUNCIL

1100 Patricia Blvd. | Prince George, BC, Canada V2L 3V9 | www.princegeorge.ca

DATE: June 27, 2022

TO: **MAYOR AND COUNCIL**

NAME AND TITLE: Deanna Wasnik, Director of Planning and Development

SUBJECT: Development Variance Permit Application No. VP100612

APPLICANT: Jamie Stapleton
LOCATION: 1838 Oak Street

ATTACHMENT(S): Location and Existing Zoning Map
 Development Variance Permit No. VP100612
 Exhibit "A" to VP100612
 Exhibit "B" to VP100612

RECOMMENDATION(S):

THAT Council APPROVE Development Variance Permit No. VP100612 to vary City of Prince George Zoning Bylaw No. 7850, 2007 for the properties legally described as Lots 15 and 16, Block 312, District Lot 343, Cariboo District, Plan 1268 as follows:

- a. Vary Section 10.4.7 4. by increasing the maximum height of an accessory building from 5.0 m to 5.6 m, as shown on Exhibit "A" to VP100612, at the location shown on Exhibit "B" to VP100612.

PURPOSE:

The applicant has proposed to demolish an existing accessory building to facilitate the proposed construction of an 89 m² detached garage at 1838 Oak Street (subject property). The subject property is zoned RS4: Urban Residential, which restricts the maximum height of accessory development to 5.0 m. As such, the applicant has applied to vary the maximum height of an accessory building from 5.0 m to 5.6 m, as shown on Exhibit "A" to VP100612. The location of the proposed detached garage is shown on Exhibit "B" to VP100612.

Currently, the subject property is two legal parcels. In order to accommodate the proposed detached garage, Administration requires the lots be consolidated as a condition of the issuance of VP100612.

Background

Site Characteristics

| | |
|-------------|------------------------|
| Location | 1838 Oak Street |
| Current Use | Residential |
| Site Area | 602 m ² |
| Zoning | RS4: Urban Residential |
| Servicing | City Services |

Official Community Plan

| | |
|-------------------|---------------------------|
| Future Land Use | Neighbourhood Residential |
| Growth Management | Infill |

Surrounding Land Use Table

| | |
|-------|--|
| North | Residential |
| South | Residential |
| East | Laneway; Residential |
| West | Oak Street; Ron Brent Elementary School; Riverbend Manor |

POLICY/REGULATORY ANALYSIS:

Zoning Bylaw No. 7850, 2007

The subject property is zoned RS4: Urban Residential. The purpose of the RS4 zone is to accommodate single detached housing on lots with lane access. This zone also provides for complementary residential related uses that are compatible with the residential character of the area. The RS4 zone permits accessory development with a maximum height of 5.0 m.

In order to facilitate the construction of the proposed accessory building, the applicant has applied to increase the maximum height from 5.0 m to 5.6 m, as shown on Exhibit "A" of VP100612, at the location shown on Exhibit "B" to VP100612. The subject property current consists of two legal parcels. To accommodate the proposed detached garage, Administration recommends that the lots be consolidated prior to issuance of the proposed Development Variance Permit.

Administration supports this variance request for the following reasons:

- The detached garage is proposed in the centre of the subject property, using the same footprint as the existing detached garage slated for demolition; therefore, it is not expected to have a negative impact on surrounding properties;
- The subject property is fully fenced and vegetated with mature trees along the laneway, providing natural screening to the west;
- The proposed development is consistent with the form and character of surrounding development regarding building size and massing; and
- The proposal is consistent with all other development regulations of the RS4 zone, including setbacks and site coverage.

OTHER CONSIDERATIONS:

Statutory Notification and Public Consultation

Members of the public wanting to provide comment on the application may submit written correspondence to Council. As per the requirements set out in the *Local Government Act* and "City of Prince George Development Procedures Bylaw No. 7635, 2005", the City of Prince George will mail or otherwise deliver a public notice to property owners and tenants whose interests may be affected by this application. Written submissions received in response to the public notice for this application will be provided to Council for their consideration at the time the application and granting of the permit is being considered. Submissions received after the Council meeting agenda has been published will be provided to Council as a handout on the day of the Council meeting for consideration during deliberations on the application.

Referrals

This application was referred to internal City divisions and external agencies for comments. The following comments were received during the referral process.

Lot Consolidation

Currently, the subject property is two legal parcels. In order to accommodate the proposed detached garage, the lots need to be consolidated.

The issuance of Development Variance Permit No. VP100612 will be withheld until confirmation of the lot consolidation is received to the satisfaction of Administration.

ALTERNATIVES:

1. Approve the permit
2. Approve the permit as amended
3. Refuse the permit
4. Defer or otherwise deal with the permit

Administration recommends that Development Variance Permit No. VP100612 be approved.

SUMMARY AND CONCLUSION:

In order to facilitate the construction of an 89 m² detached garage, the applicant has applied to vary the maximum height of an accessory development from 5.0 m to 5.6 m. Administration supports this application for the reasons outlined in this report.

RESPECTFULLY SUBMITTED:

Deanna Wasnik, Director of Planning and Development

PREPARED BY: Imogene Broberg-Hull, Planner 1

APPROVED:

Walter Babicz, City Manager

Meeting Date: 2022/07/25